

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-128</u>	<u>OMAR K. MASRI, TRUSTEE</u>
<u>04-328</u>	<u>SANTA BARBARA ESTATES, INC. F/K/A: MALCOLM WISEHEART, ET AL.</u>
<u>04-375</u>	<u>WATERSIDE APARTMENTS LTD.</u>
<u>04-384</u>	<u>SHOMA DEV. CORP.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/15/05 TO THIS DATE:

HEARING NO. 05-2-CZ15-3 (04-328)

9-56-40
Council Area 15
Comm. Dist. 8

APPLICANTS: SANTA BARBARA ESTATES, INC. F/K/A: MALCOLM WISEHEART, ET AL.

AU & GU to RU-1M(a)

SUBJECT PROPERTY: Tracts 11, 12 & 13, revised PLAT of portions of TENALLA OCEAN FARMS SUBDIVISION & TENALLA OCEAN FARMS ADDITION, Plat book 39, Page 15; LESS THE FOLLOWING: Commence at the Southwest corner of Tract 11, Plat book 39, Page 15; thence N89°01'00"E, along the south line of said Tract 11, for a distance of 200' to the Southeast corner of said Tract 11; thence N00°51'06"W, along the west right-of-way line of an unimproved road, A/K/A: S.W. 88th Court for a distance of 304.73' to the Northeast corner of Tract 11; thence S80°04'38"W, along the north line of Tract 11 for a distance of 100.82' to the Point of beginning of the less-out parcel; thence S01°33'24"W for a distance of 20.97'; thence S79°54'30"W for a distance of 102.02'; thence N00°51'06"W, along the west line of Tract 11, for a distance of 21.31'; thence N80°04'38"E along the north line of said Tract 11 for a distance of 101.71' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 87 Avenue & theoretical S.W. 204 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.89 Acres

AU (Agricultural – Residential)
GU (Interim)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/15/05 TO THIS DATE:

HEARING NO. 05-2-CZ15-4 (04-375)

10-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: WATERSIDE APARTMENTS LTD.

Applicant is requesting to waive the zoning and subdivision regulations prohibiting structures within rights-of-way to permit a 2'8" high masonry wall encroaching into the zoned right-of-way of S.W. 210 Street (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and under Chapter 28 §18 of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan & Elevations," as prepared by H. J. Ross Associates, consisting of 2 sheets and dated 5/2/03 and plans entitled "Calusa Cove," as prepared by Albaisa Architects, consisting of 1 sheet, dated last revised 1/3/03 and 1 sheet dated 9/16/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of CALUSA COVE SUBDIVISION, Plat book 154, Page 6
AND: A tract of land within the right-of-way of S.W. 210 Street, as said right-of-way is shown on CALUSA COVE SUBDIVISION, Plat book 154, Page 6, being more particularly described as follows:

Commence at the Northwest corner of the SE ¼ of Section 10, Township 56 South, Range 40 East; thence S01°04'11"W along the west line of the SE ¼ of said Section 10, for 670.04' to the Southwest corner of the north ½, of the north ½, of the SE ¼ of said Section 10, said point also being on the north line of S.W. 210th Street, as shown on CALUSA COVE SUBDIVISION; thence N88°58'52"E along the south line of said north ½, of the north ½, of the SE ¼ of said Section 10, for 818.37' to the Point of beginning of the parcel of land hereinafter to be described; thence continue N88°58'52"E along said south line for 107.69' to a point on a curve concave to the Northwest, said point bears N71°29'44"W from the center of said curve; thence south, SW/ly, W/ly and NW/ly along the arc of said curve to the right, having a radius of 50' and a central angle of 160°38'23" for an arc distance of 140.17' to a Point of reverse curvature of a circular curve concave to the Southwest; thence NW/ly and W/ly along the arc of said curve to the left having a radius of 25' and a central angle of 53°09'15" for an arc distance of 23.18' to the Northeast corner of Tract "A" of said CALUSA COVE SUBDIVISION; thence N01°01'08"W along the N/ly extension of the west line on said Tract "A" for 35' to the Point of beginning.

LOCATION: 8000 S.W. 210 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.77 Acres

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)

APPLICANT: OMAR K. MASRI, TRUSTEE

GU to BU-2

SUBJECT PROPERTY: A triangular parcel of land being a portion of the NW¼ of the NW¼ of Section 34, Township 56 South, Range 39 East, lying immediately south of and adjoining the 15' wide road lying south of and adjoining Lot 7, Block 6 of G. W. MOODY'S SUBDIVISION, of the NW ¼ of the NW ¼ of Section 34, Township 56 South, Range 39 East, Plat book 1, Page 106, being more particularly described as follows:

Commence at the Southeast corner of said Lot 7; thence S48°34'35"E (on an assumed bearing), along the SE/ly prolongation of the NE/ly line of said Lot 7, a distance of 20.2' to a point on the NW/ly right-of-way line of State Road No. 5 (U. S. Highway #1); thence S41°42'20"W, along said NW/ly right-of-way line, a distance of 2.2' to the Point of beginning of the hereinafter described parcel of land; thence continue S41°42'20"W, along said NW/ly right-of-way line, a distance of 77.8' to a point on a line 80' SW/ly of and parallel with the NE/ly line of said Lot 7; thence N48°34'35"W, along said parallel line, a distance of 87.92' to a point on the south line of said 15' wide road; thence S89°57'30"E, along the south line of said 15' wide road, a distance of 117.69' to the Point of beginning.

LOCATION: The Southwest corner of S. Dixie Highway & theoretical S.W. 268 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.0785 Acre

GU (Interim)
BU-2 (Business – Special)

APPLICANT: SHOMA DEV. CORP.

- (1) Applicant is requesting to permit single-family residences in the EU-M zone with lot coverages of 35% (30% permitted).
- (2) Applicant is requesting to permit single-family residences in the RU-1 zone with lot coverages of 49.8% (40% permitted/48% previously approved).
- (3) Applicant is requesting to permit single-family residences in the EU-M and RU-1 zones setback 20' (25' required) from the rear property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Cay by Shoma Homes," as prepared by Pascual, Perez, Kiliddjian & Associates, Architects-Planners, dated received 2/23/05 and an untitled site plan, preparer unknown, dated received 2/23/05 and consisting of a total of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 12, Lots 11 and 34 through 36, Block 13; Lots 4, 8, 12, 14, 31 through 33, 35-40, Block 14; Lots 2, 5, 7 through 9, 12 & 13, 26, 28 through 30 & 32, Block 15; Lot 4, Block 16; Lot 25, Block 17 and Lots 16, 35, 38, 42 & 45, Block 18, PLAT OF CUTLER CAY, Plat book 163, Page 23.

LOCATION: The Northeast corner of S.W. 196 Street & Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 275 Acres

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)
RU-1 (Single Family Residential)
GU (Interim)